

ORDINANCE NO. 20080925-129

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3107, 3109, AND 3111 WEST SLAUGHTER LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2008-0025, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1, 2, and 3, Block A, Tanglewood Forest Section Four Phase E Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 85, Page 116D and 117A, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3107, 3109 and 3111 West Slaughter Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Development of the Property may not exceed an impervious cover of 42.6 percent.
- B. The following uses are conditional uses of the Property:
 - Congregate living
 - Group home, Class II
 - Hospital services (limited)
 - College and university facilities
 - Private secondary educational facilities

C. The following uses are prohibited uses of the Property:

Business or trade school
Guidance services
Off-site accessory parking
Restaurant (limited)

Business support services
Hospital services (general)
Printing and publishing

D. The maximum number of driveway cuts between the Property and West Slaughter Lane is one.

E. Use of the platted easement for vehicular access from the Property to Rochelle Drive is prohibited.

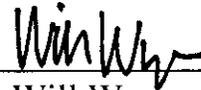
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 6, 2008.

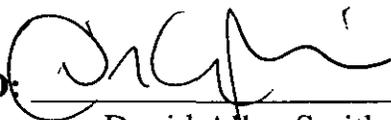
PASSED AND APPROVED

September 25, 2008

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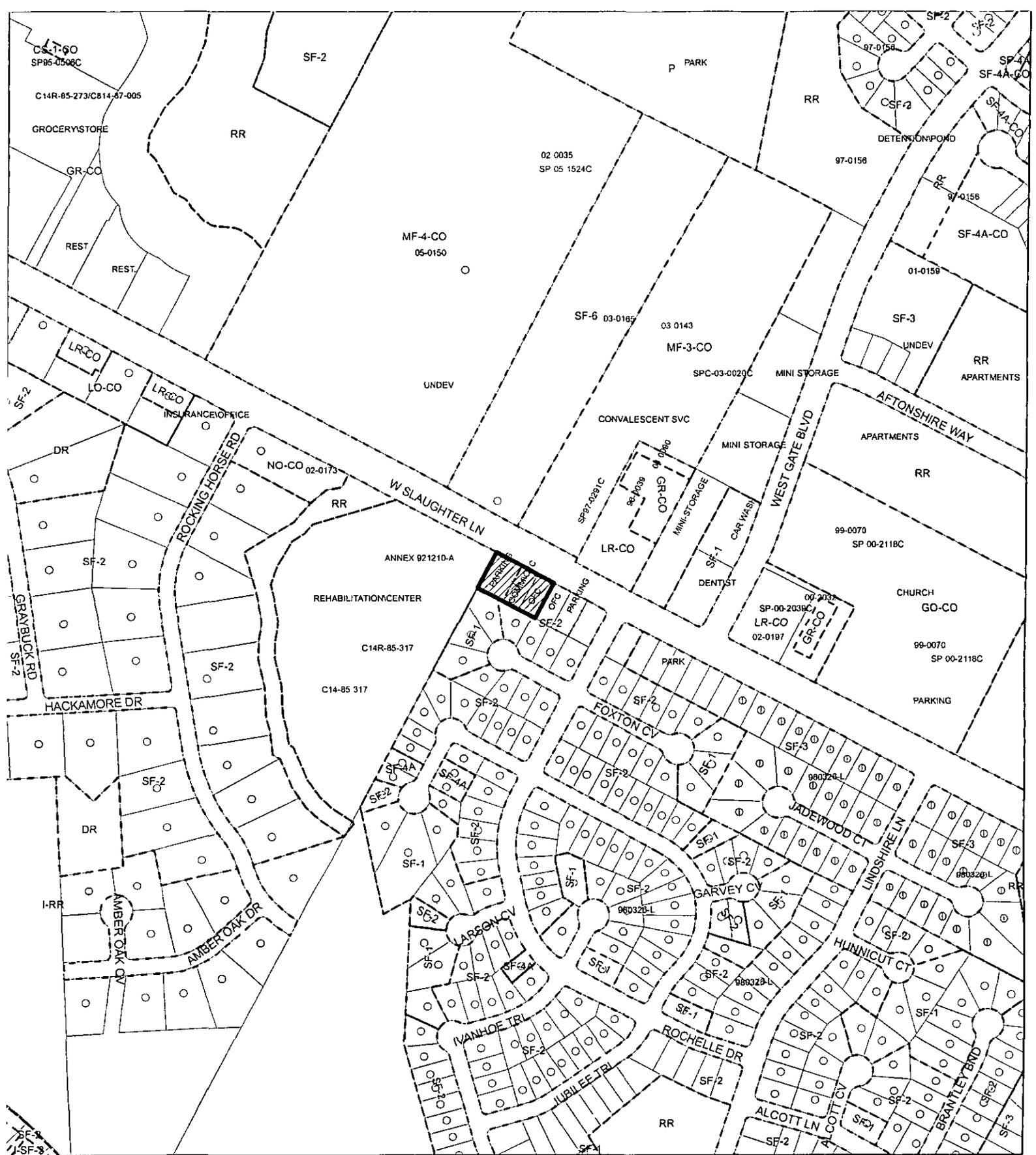

Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2008-0025
 ADDRESS 3107, 3109 & 3111 W SLAUGHTER LN
 SUBJECT AREA 0.615 ACRES
 GRID D14-15
 MANAGER W. RHOADES



OPERATOR S MEEKS

This map has been produced by GIS Services for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness

1" = 400'